



# HARWOODS

Chartered Surveyors & Estate Agents



6 Howard Court, Mill Road, Wellingborough  
Northamptonshire NN8 1PE

£135,000 Leasehold

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INVESTORS AND LOANLORDS ONLY; A purpose-built 2 bedroom second floor apartment offered for sale with a tenant in situ paying £725 per calendar month under an assured shorthold tenancy agreement. The property has the advantage of a very long lease (999 years from June 1989). Ideal proposition for buy to let as peppercorn ground rent and current annual service charge of £1385.00.

The property offers a good sized main living room with kitchen off, sensibly sized bedrooms, bathroom, UPVC double glazing and electric night storage heating. The property is situated within a short walk of the town centre. Allocated car parking.

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### Entrance Hall

Entrance door from communal landing. Night storage heater. Airing cupboard housing the combination lagged hot water cylinder. Doors off to bedrooms, bathroom and living room.

### Living Room

16'0" x 10'2" max (4.88m x 3.10m max)

Dimplex night storage heater, intercom system for communal entrance door, box bay UPVC double-glazed window to the front with deep window sill. Opening leading to kitchen.

### Kitchen

8'8" x 6'8" (2.64m x 2.03m)

With white refitted units to include single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and wood-effect work-surfaces. Fitted electric oven, electric hob and filter hood. Built-in cupboard, plumbing for washing machine and UPVC double-glazed window to the front. Please note that the washing machine and fridge/freezer are the tenant's possessions are not included within the sale.

### Bedroom 1

11'0" x 8'10" (3.35m x 2.69m)

Electric panel heater. UPVC double-glazed box bay window to the rear with deep sill.

### Bedroom 2

8'10" x 7'10" (2.69m x 2.39m)

Electric panel heater and UPVC double-glazed window to the rear.

### Bathroom

With white replacement suite comprising close-coupled WC, pedestal washbasin and panelled bath with shower over. Dimplex fan heater. Extractor fan.

### Outside

The property has an allocated car parking space.

### Lease Details

The property is Leasehold. The original lease term was 999 years and commenced on the 24th June 1989. We are advised that there is a peppercorn ground rent and the service charge for the current year is £1385.00

### Council Tax Band

North Northamptonshire Council. Council Tax Band B

### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

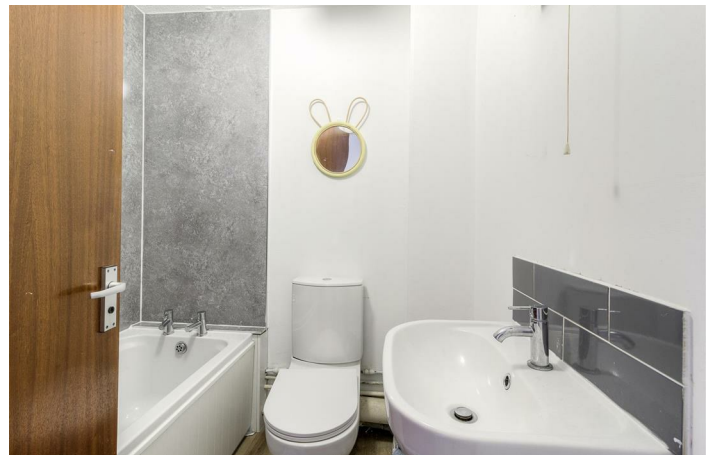
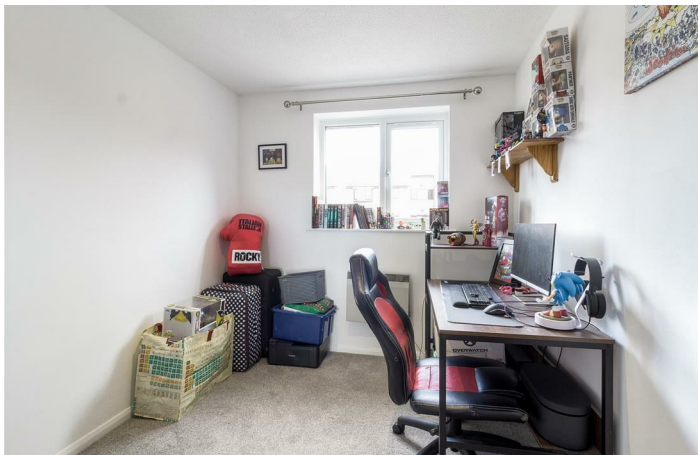
### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

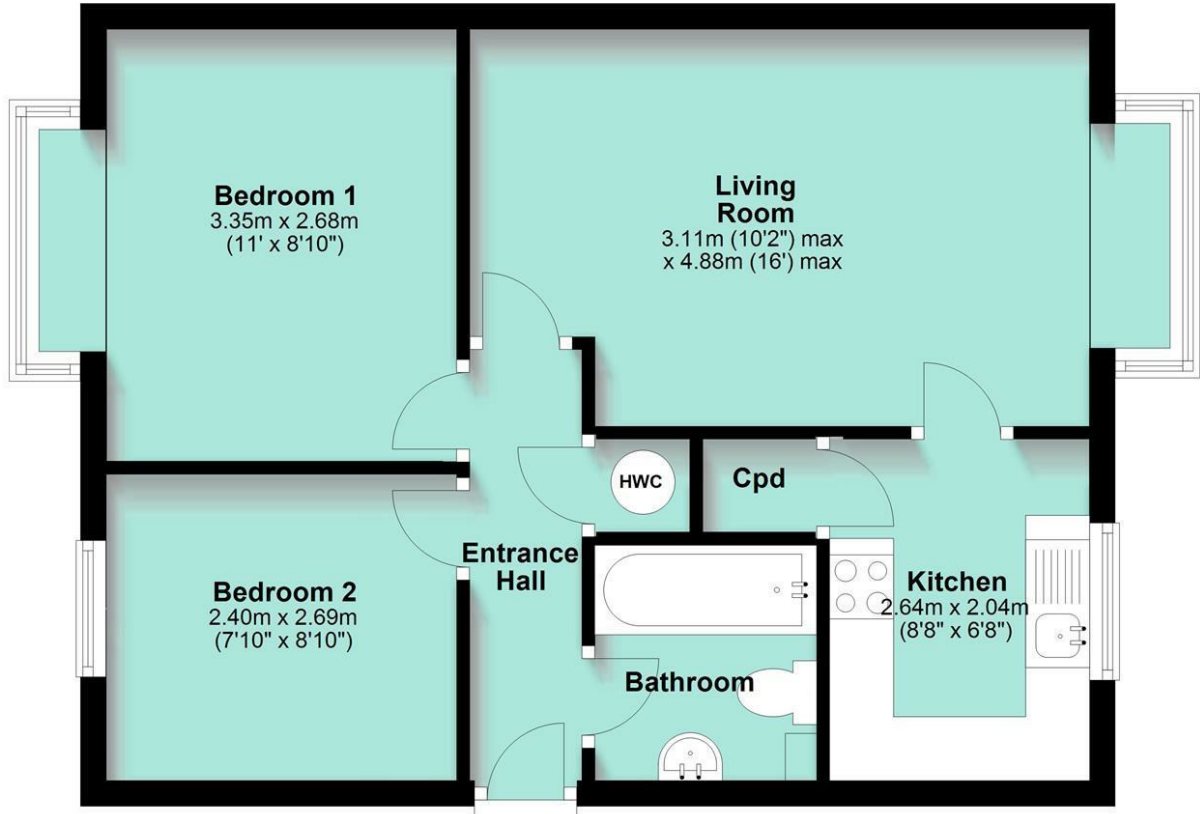
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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		64	74
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		